

tree^{protection}

regulations under consideration
would protect trees—
both on undeveloped land and
..... during the development process

The City has been working to protect trees on private property, especially on sites undergoing development, for several years. DCLU's current proposal focuses on protecting trees that are important community resources because of their unique historical, ecological, or aesthetic value (referred to in this article as "heritage trees"). A proposed Director's Rule, that accompanies the proposed ordinance, delineates how heritage trees would be designated.

The goals of the proposal are to:

- Retain as many of Seattle's really significant trees and retain (and expand) as much of Seattle's urban forest on land undergoing development as is compatible with other objectives
- Allow development to occur, including affordable housing
- Minimize permitting delays and additional costs

Citywide Restrictions on Tree Cutting

All trees over 6" in diameter: Removal would be prohibited on undeveloped land unless it is a hazardous tree or if it is in conjunction with development. There would be no restriction on removing these trees on property that is already developed.

Heritage Trees: Removal would be prohibited on undeveloped land or on property that contains a single family house in a zone other than single family, unless it is a hazardous tree. If it is in conjunction with development, the tree can be removed only after an attempt is made to save the tree through modifications of the development standards of specific zones (see below).

Regulations for Sites Undergoing Development

The basic approach is to establish a tree protection area within which no development should occur in order to protect the tree. By staying outside of this area a development might lose some development potential. The basic approach is allow this lost development potential to be regained by modifying some of the development standards that apply in various zones.

In Single Family zones, the lost development potential could be regained by extending into required front and/or rear yards. (Figure 1)

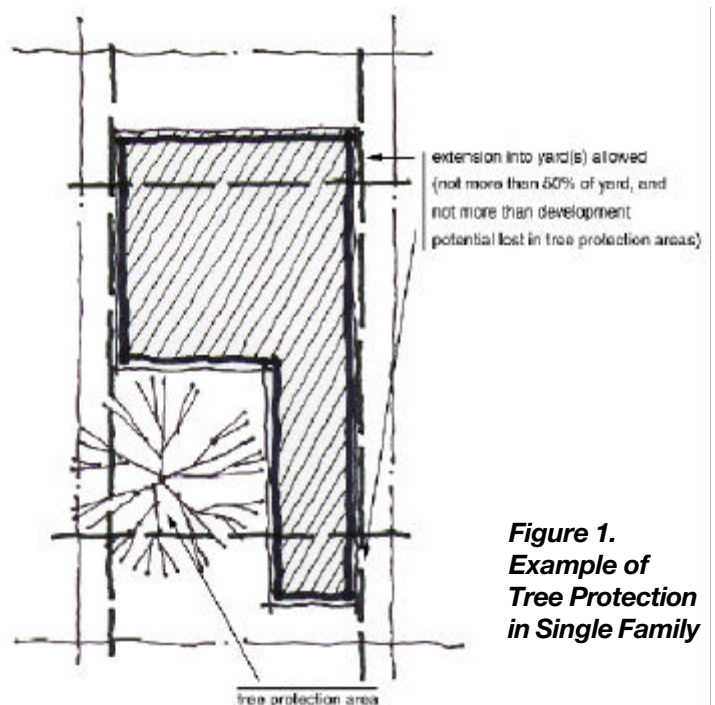


Figure 1.
Example of
Tree Protection
in Single Family

In lowrise zones the lost development potential could be regained by:

- Development standard departures through design review including extensions into required setbacks. (Figure 2)
- Increase in permitted height of five feet if needed to accommodate additional development on an additional floor. (Not available in addition to extension into required setbacks.) (Figure 3)
- Reduction in number of required parking spaces (maximum 10% reduction).
- In Midrise and Commercial zones a heritage tree can be removed only if avoiding development in the tree protection area could not be achieved by the usual development standard departures through design review and/or up to a 10% reduction in required parking spaces.

Trees over Two Feet in Diameter

In all residential and commercial zones, an applicant has the option to modify their development proposal in the same manner as provided for heritage trees.

Tree Replacement

Replacement by one or more trees is required for each heritage tree and tree over two feet in diameter that is removed in association with development.

For additional information about the proposed tree protection regulations, please contact:

Cliff Marks, DCLU
cliff.marks@ci.seattle.wa.us
(206) 684-8372

Figure 2. Recovery of development potential by encroachment into front and/or rear setbacks in lowrise zones

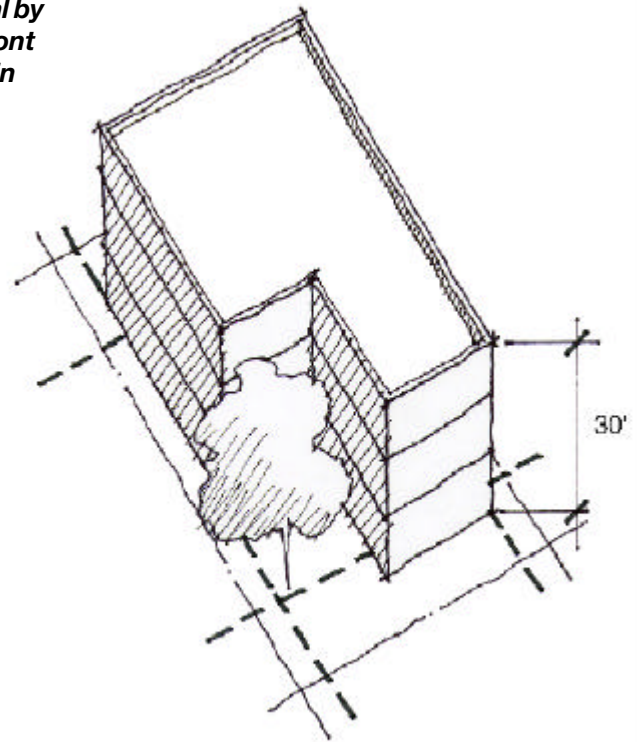
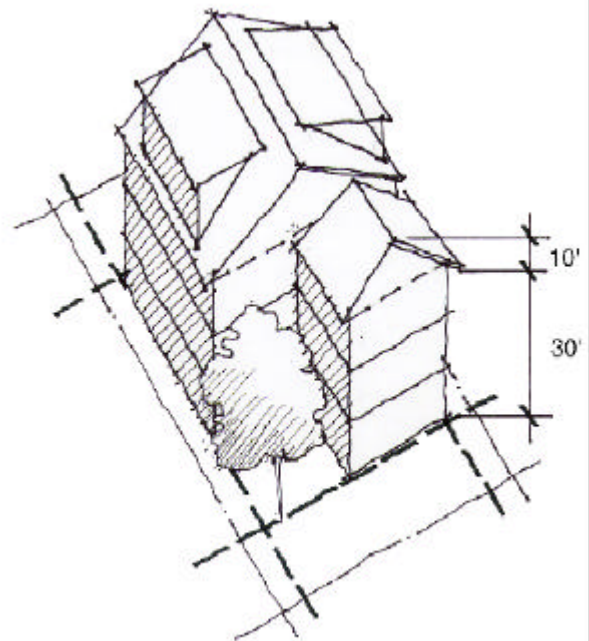


Figure 3. Recovery of development potential through increase in height to allow fourth floor



Hearing on Tree Protection Regulations May 31

The May 21 issue of DCLU's Land Use Information Service Bulletin (formerly known as the General Mail Release or GMR) listed an incorrect date for the public hearing on proposed tree protection legislation. The hearing is actually scheduled before the Seattle City Council Finance, Budget and Economic Development Committee on Thursday, May 31, 2001 at 5:30 p.m. in the City Council Chamber, 11th Floor of the Municipal Building, 600 Fourth Avenue.

For those who wish to testify, a sign-up sheet will be provided outside the Council Chamber one half hour before the public hearing. Questions concerning the public hearing may be directed to Edna Shim, Councilmember Jan Drago's office, by calling (206) 684-8801.

ACCESS AND PARKING: The 5th Avenue entrance to the Municipal Building is now closed, so please use the 4th Avenue entrance. The 5th Avenue parking lot is also closed; pay parking is available in the SeaPark Garage, located between Cherry and James Streets and 5th and 6th Avenues. Citizens attending Public Hearings receive a special rate of \$3.00, but must notify the garage cashier that they attended the hearing in order to receive this special rate.

The City Council Chamber is accessible. Print and communications access is provided on prior request. To request accommodations for a disability, please contact Councilmember Jan Drago's office at (206) 684-8801 as soon as possible.

Submitting Comments

For those unable to attend the public hearing, comments will be accepted through May 23, 2001 by Councilmember Jan Drago, Chair, Finance, Budget and Economic Development Committee Committee. Written comments may be sent to:

**City of Seattle
City Council Finance, Budget and Economic Development
Committee
11th Floor, Municipal Building
600 Fourth Avenue
Seattle, Washington 98104
ATTN: Edna Shim**

Getting a Copy of the Proposed Legislation

Copies of the proposed legislation may be obtained at the DCLU Public Resource Center, located on the 20th floor of Key Tower, 700 Fifth Ave. The Public Resource Center is open 8:00 a.m.-5:00 p.m. on Monday, Wednesday, Thursday, and Friday, and 10:00 a.m.-5:00 p.m. on Tuesday. **The Director's Report, including proposed legislation, is available at www.cityofseattle.net/dclu.**

